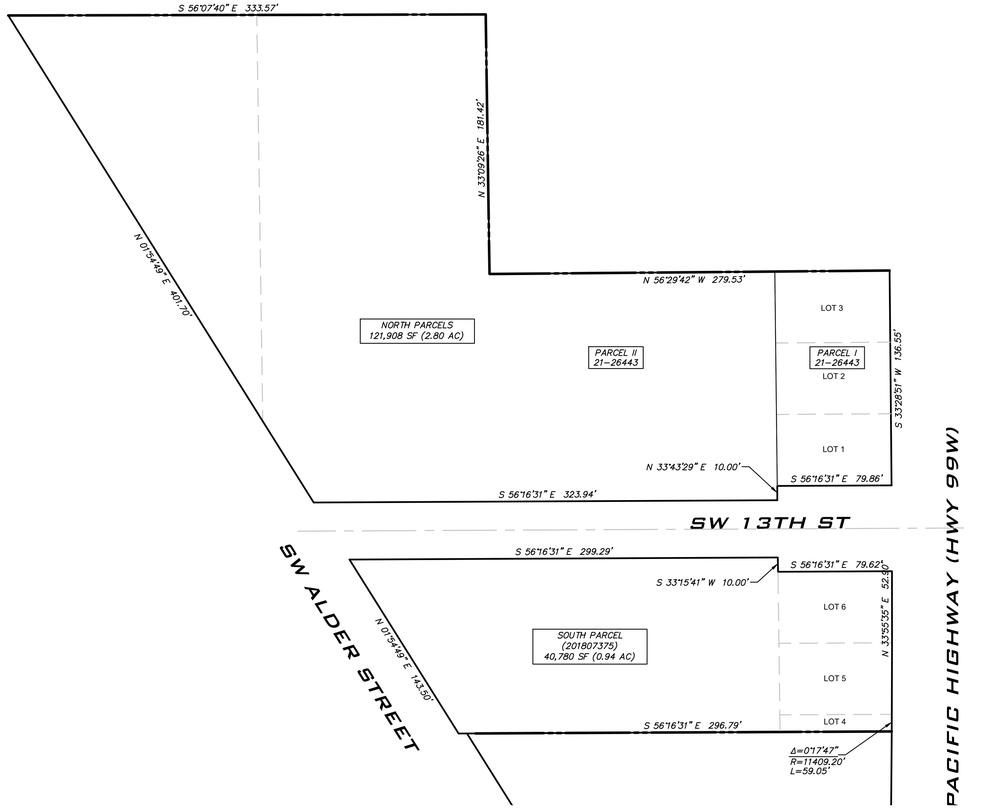
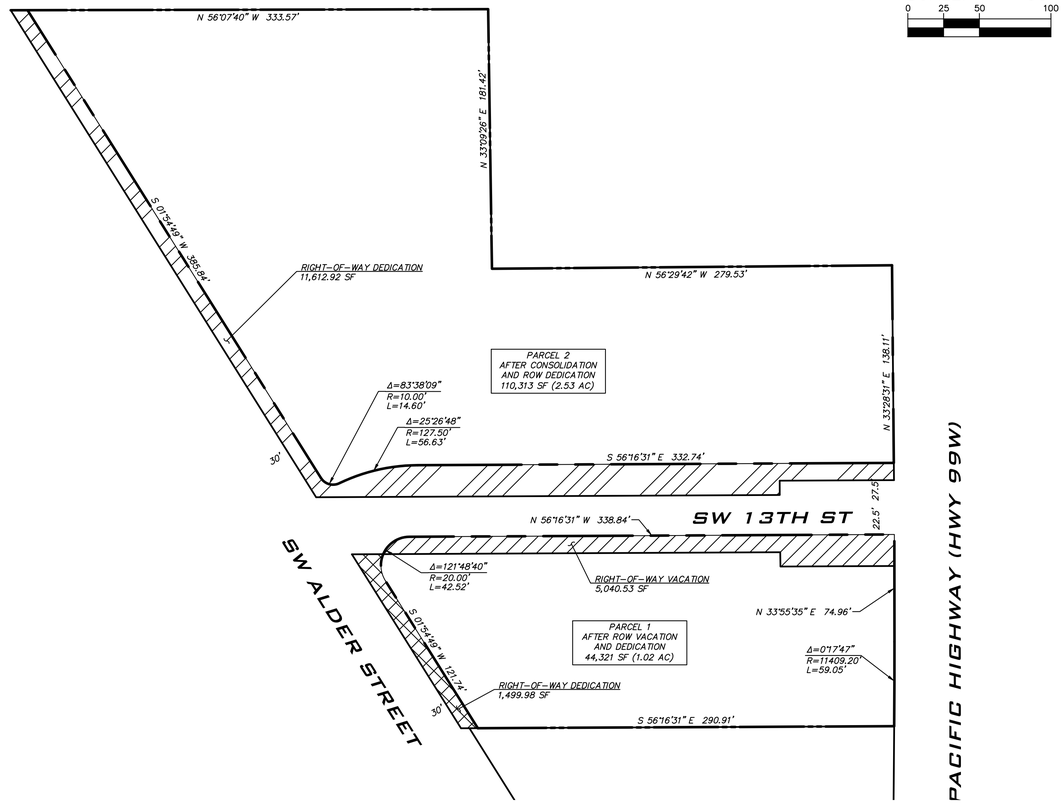
ATTACHMENT 10



EXISTING LOT CONFIGURATION

1"=50'



PROPOSED LOT CONFIGURATION

1"=50'

Title No. 21-26443 Escrow No. 21-26443

EXHIBIT 'A'

Legal Description:

PARCEL I:
All of Lots 1, 2 and 3 in Block 3, TOWNSITE OF DUNDEE, in Yamhill County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded March 18, 1940 in Book 116, Page 371, Yamhill County Deed Records.

PARCEL II:
All of Tract 66 and 67, DUNDEE ORCHARD HOMES NO. 1, Yamhill County, Oregon.

EXCEPTING THEREFROM the following: Beginning at an iron rod at the most Easterly corner of Tract 66 of DUNDEE ORCHARD HOMES NO. 1; thence South 30° 36' West 30 feet to an iron rod at the Southerly margin of 12th Street at the Northwest corner of said Block 3; thence South 59° 04' East 80 feet to an iron rod on the Westerly line of Highway 99 West; thence South 30° 36' West along said Highway line, 150.0 feet to an iron pipe; thence North 59° 04' West 280.0 feet to an iron pipe; thence North 30° 36' East 180.0 feet to an iron rod on the Northerly line of said Tract 66; thence South 59° 04' East 200.0 feet to the point of beginning.

PARCEL III:
An easement for ingress and egress, more particularly described as follows:
Beginning at the Northeast corner of that tract of land conveyed to Cohen & Cohen, Limited Liability Company, an Oregon Limited Liability Company, by deed recorded May 16, 1995, as Instrument No. 199506023, Deed and Mortgage Records of the County of Yamhill; thence South 30° 36' West along the Westerly line of Highway 99W, 100 feet to an iron rod, being the Southeast corner of said Cohen tract; thence North 59° 04' West 24 feet; thence North 30° 36' East, 100 feet to a point in the North line of said Cohen tract; thence South 59° 04' East, 24 feet to the point of beginning.

Subject to:
The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.

An Easement created by instrument, including the terms and provisions thereof,
For: storm drain line
Dated: September 10, 1996
Recorded: September 13, 1996
Instrument No.: 199614999
in Yamhill County, Oregon.

Easement and maintenance agreement, including the terms and provisions thereof,
For: ingress and egress
Recorded: September 13, 1996
Instrument No.: 199614999
in Yamhill County, Oregon.

Amended and Restated Grant of Easement, including the terms and provisions thereof,
Recorded: September 24, 1997
Instrument No.: 199716109
Records of Yamhill County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,
In favor of: Portland General Electric Company, an Oregon corporation
For: underground distribution line
Dated: October 30, 1997
Recorded: November 19, 1997
Instrument No.: 199719425
in Yamhill County, Oregon.

Page 2

2 of 2

FIRST AMERICAN TITLE 3016837

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records 201807375
DMR-DDMR 05/25/2018 10:57:00 AM
Stn=2 MILLSA
4Pgs $20.00 $11.00 $5.00 $20.00 $56.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Brian Van Bergen - County Clerk

After recording return to:
Dundee Hills LLC
100 The Embarcadero #200
San Francsico, CA 94105

Until a change is requested all tax statements shall be sent to the following address:
Dundee Hills LLC
100 The Embarcadero #200
San Francsico, CA 94105

File No.: 1032-3016837 (JLW)
Date: February 26, 2018

STATUTORY WARRANTY DEED

John G. Mavredakis and Christie A. Mavredakis, Trustees of the Mavredkis Family Trust dated December 8, 2006, Grantor, conveys and warrants to **Dundee Hills LLC, an Oregon limited liability company** , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Yamhill, State of Oregon, described as follows:

Situated in Block 2, ORIGINAL TOWN OF DUNDEE, and in Tract 65 of DUNDEE ORCHARD HOMES NO. 1, Yamhill County, Oregon, described as follows:

Beginning at the most Northerly Northwest corner of Lot 6, Block 2 of the Original Town of Dundee; thence South 59°04' East along the Northerly line of said Lot, 79.55 feet to the Westerly line of State Highway 99W; thence South 31°35' West along said Highway line, 112.00 feet; thence North 59°04' West 301.33 feet to the Easterly line of Alder Street; thence North 00°51' West along the East line of Alder Street, 143.32 feet to the Southerly line of Thirteenth Street; thence South 59°04' East along said Street line, 298.89 feet; thence South 30°36' West 10.00 feet to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.

Subject to:
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **$249,900.00**. (Here comply with requirements of ORS 93.030)

Page 1 of 2

24x36
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X:\23003105 - 5KB Dundee Hotel\CAD\Plan Sets\Site-Preliminary\23003105-BNDY.dwg
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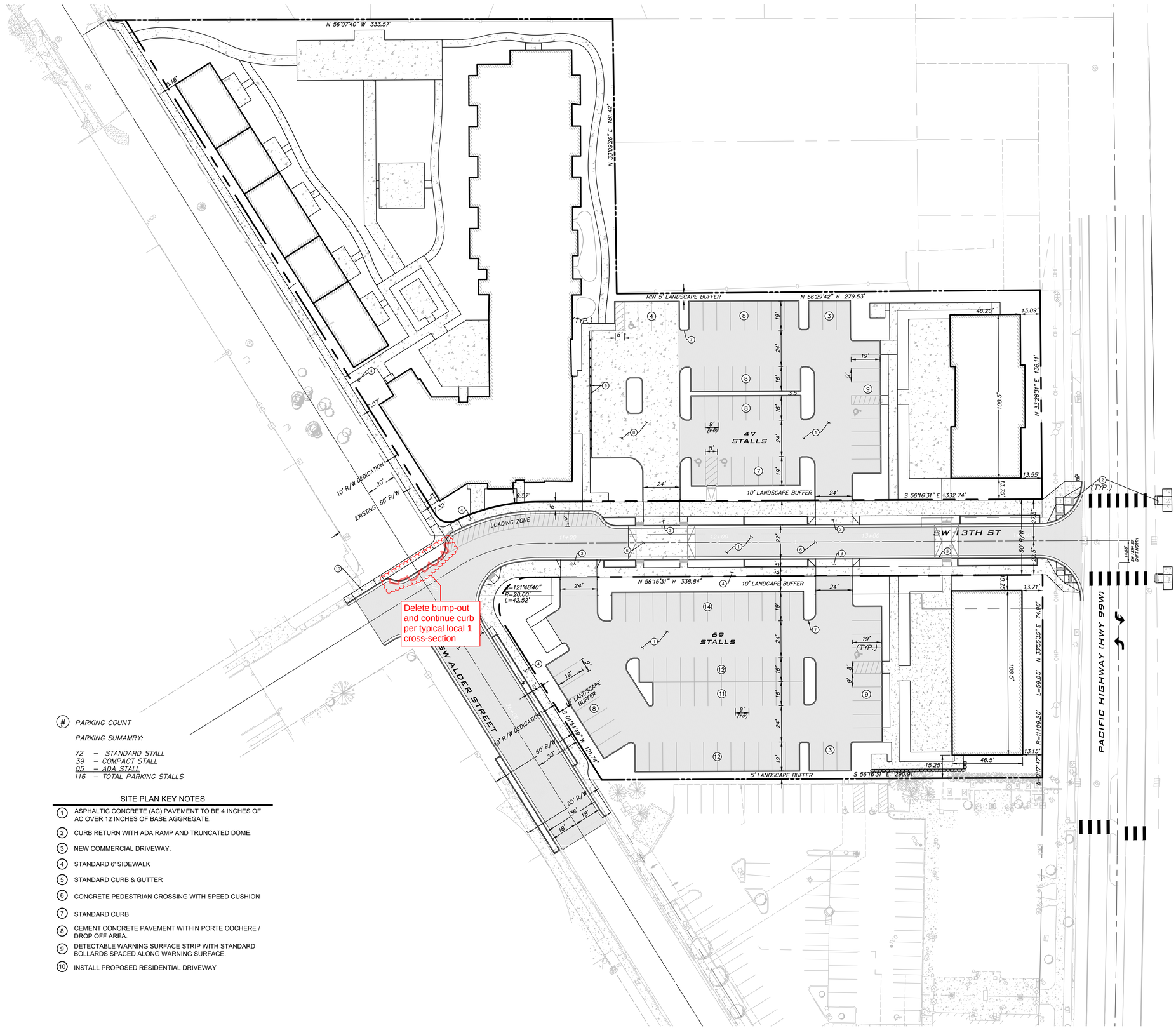
ATWELL
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
P: 248.447.2000
WWW.ATWELL-GROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: BRADY BERRY, PE
PROJECT ENGINEER: BRADY BERRY, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 09/13/2024

NO	DATE	BY	REVISIONS

LOT CONSOLIDATION PLAN
DUNDEE HOTEL
TYPE II - SITE DESIGN REVIEW - ALT 1
CITY OF DUNDEE OREGON

JOB NUMBER: 23003105
SHEET NAME: C050
SHT 1 OF 5



SCALE: 1" = 30'

(#) PARKING COUNT

PARKING SUMAMRY:

72 – STANDARD STALL
39 – COMPACT STALL
05 – ADA STALL
116 – TOTAL PARKING STALLS

SITE PLAN KEY NOTES

1. ASPHALTIC CONCRETE (AC) PAVEMENT TO BE 4 INCHES OF AC OVER 12 INCHES OF BASE AGGREGATE.
2. CURB RETURN WITH ADA RAMP AND TRUNCATED DOME.
3. NEW COMMERCIAL DRIVEWAY.
4. STANDARD 6' SIDEWALK
5. STANDARD CURB & GUTTER
6. CONCRETE PEDESTRIAN CROSSING WITH SPEED CUSHION
7. STANDARD CURB
8. CEMENT CONCRETE PAVEMENT WITHIN PORTE COCHERE / DROP OFF AREA.
9. DETECTABLE WARNING SURFACE STRIP WITH STANDARD BOLLARDS SPACED ALONG WARNING SURFACE.
10. INSTALL PROPOSED RESIDENTIAL DRIVEWAY

City Engineer Comments - 4/7/2025

ATWELL
9755 SW BARNES ROAD, SUITE 150
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P: 248.447.2000
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SCALE: AS NOTED
PROJECT MANAGER: BRADY BERRY, PE
PROJECT ENGINEER: BRADY BERRY, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 09/13/2024

NO	DATE	BY	REVISIONS

PRELIMINARY SITE PLAN

DUNDEE HOTEL

TYPE II - SITE DESIGN REVIEW - ALT 1

CITY OF DUNDEE OREGON

JOB NUMBER: 23003105
SHEET NAME: C100
SHT 2 OF 5

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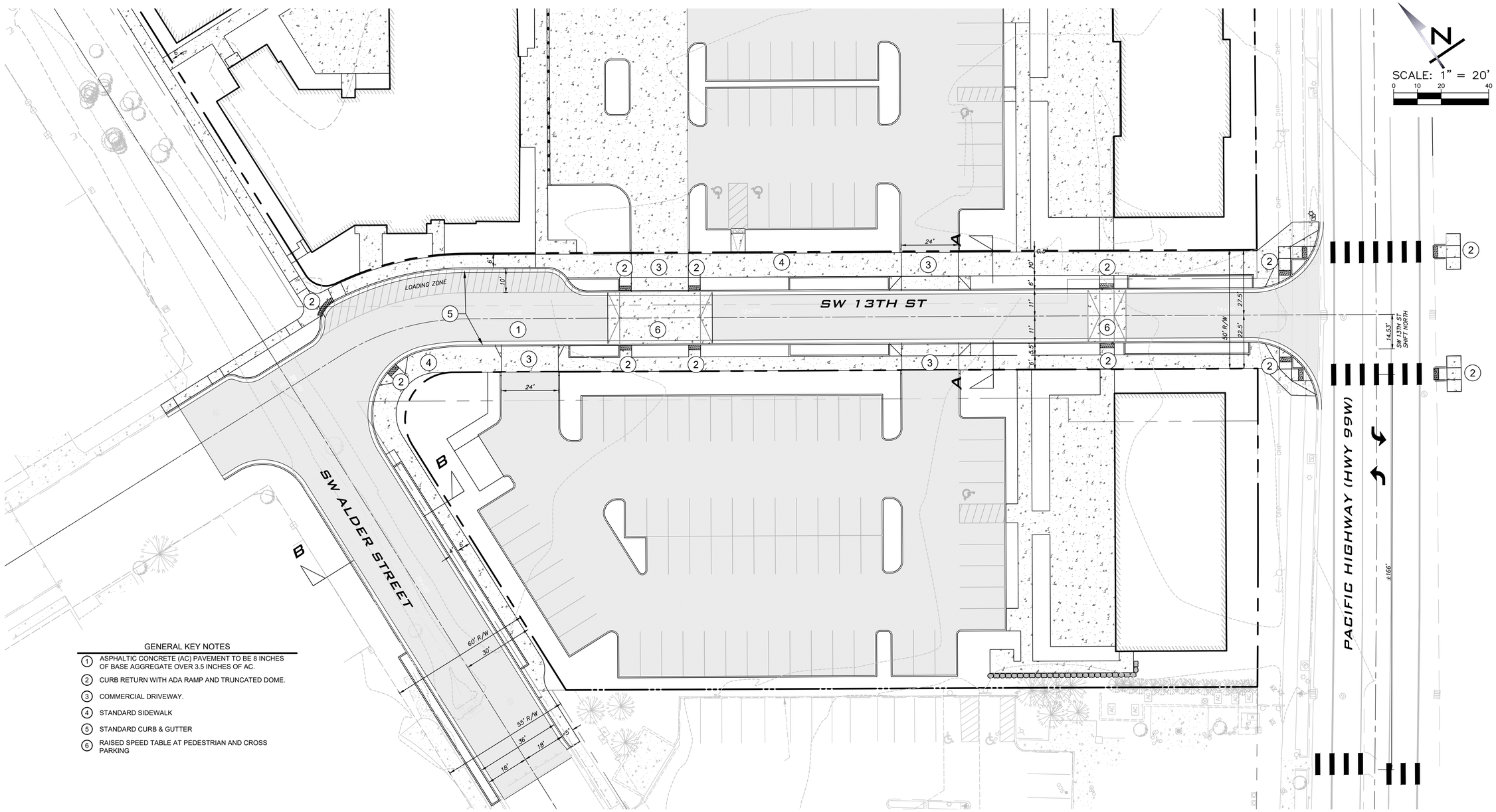
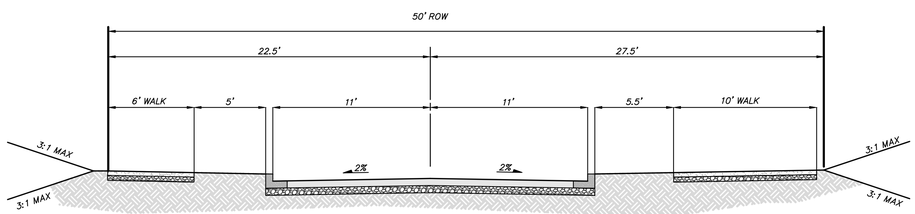
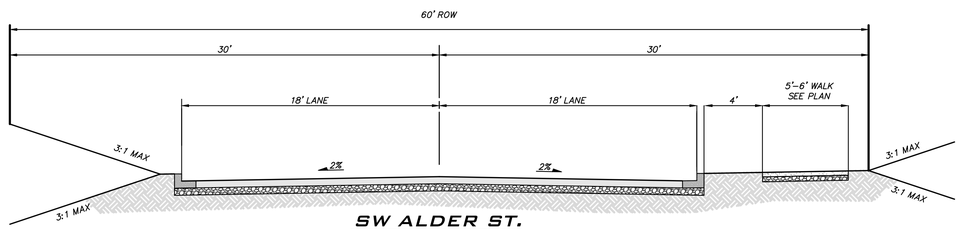


GENERAL KEY NOTES

1. ASPHALTIC CONCRETE (AC) PAVEMENT TO BE 8 INCHES OF BASE AGGREGATE OVER 3.5 INCHES OF AC.
2. CURB RETURN WITH ADA RAMP AND TRUNCATED DOME.
3. COMMERCIAL DRIVEWAY.
4. STANDARD SIDEWALK
5. STANDARD CURB & GUTTER
6. RAISED SPEED TABLE AT PEDESTRIAN AND CROSS PARKING



SW 13TH ST.
SECTION A-A
PUBLIC ROAD (NON-STANDARD SECTION, VARIENCE REQUESTED)
(SCALE: 1"=5')



SW ALDER ST.
SECTION B-B
PUBLIC ROAD
(SCALE: 1"=5')

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9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
P: 248.447.2000
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SCALE: AS NOTED
PROJECT MANAGER: BRADY BERRY, PE
PROJECT ENGINEER: BRADY BERRY, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 09/13/2024

NO	DATE	BY	REVISIONS

PUBLIC STREET LAYOUT & SECTIONS
DUNDEE HOTEL
TYPE II - SITE DESIGN REVIEW - ALT 1
CITY OF DUNDEE OREGON

JOB NUMBER: 23003105
SHEET NAME: C101
SHT 3 OF 5

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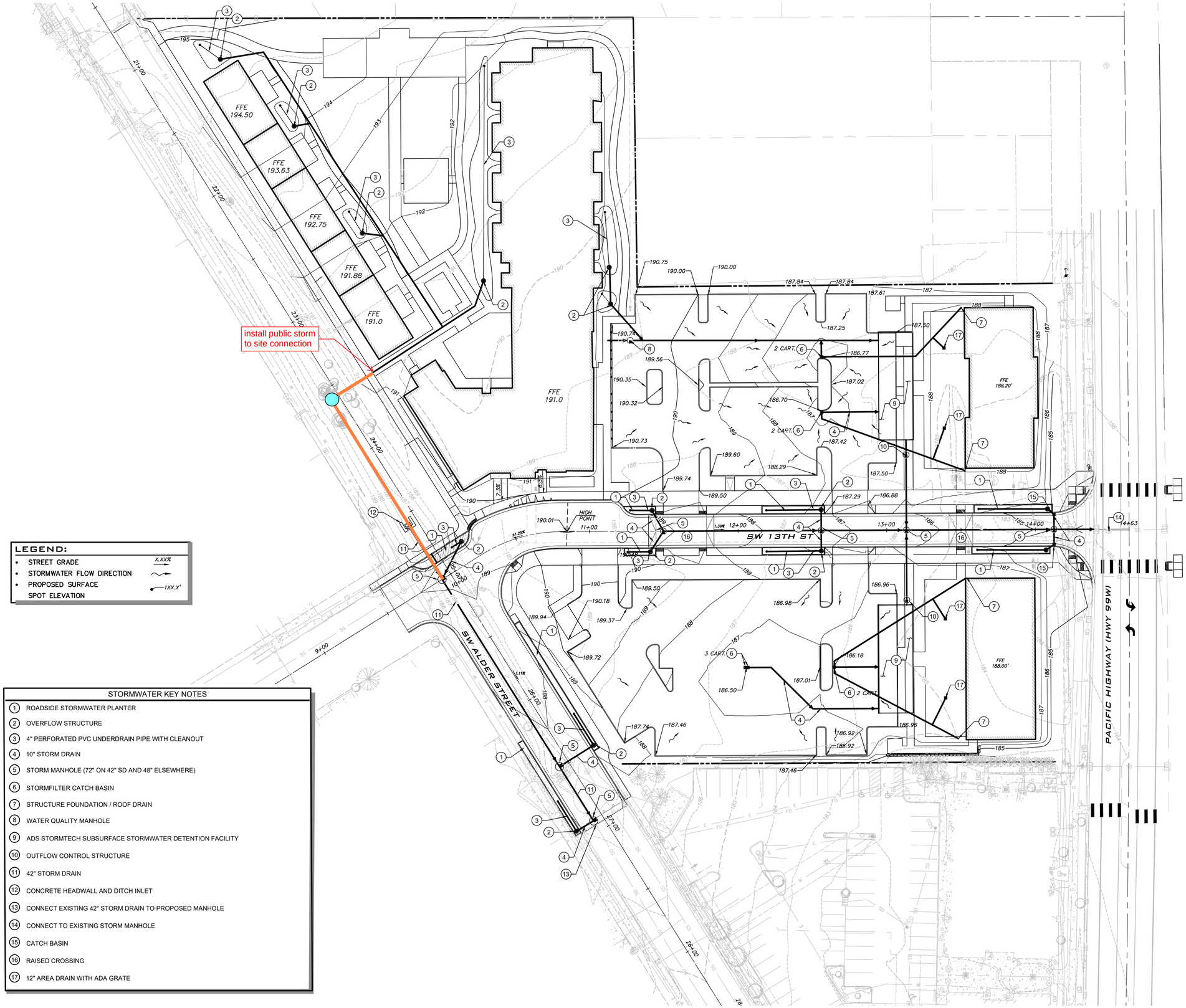

SCALE: 1" = 30'
0 15 30 60

LEGEND:

- STREET GRADE X.XX%
- STORMWATER FLOW DIRECTION
- PROPOSED SURFACE
- SPOT ELEVATION 1XX.X'

STORMWATER KEY NOTES

1. ROADSIDE STORMWATER PLANTER
2. OVERFLOW STRUCTURE
3. 4" PERFORATED PVC UNDERDRAIN PIPE WITH CLEANOUT
4. 10" STORM DRAIN
5. STORM MANHOLE (72" ON 42" SD AND 48" ELSEWHERE)
6. STORMFILTER CATCH BASIN
7. STRUCTURE FOUNDATION / ROOF DRAIN
8. WATER QUALITY MANHOLE
9. ADS STORMTECH SUBSURFACE STORMWATER DETENTION FACILITY
10. OUTFLOW CONTROL STRUCTURE
11. 42" STORM DRAIN
12. CONCRETE HEADWALL AND DITCH INLET
13. CONNECT EXISTING 42" STORM DRAIN TO PROPOSED MANHOLE
14. CONNECT TO EXISTING STORM MANHOLE
15. CATCH BASIN
16. RAISED CROSSING
17. 12" AREA DRAIN WITH ADA GRATE

City Engineer Comments - 4/7/2025

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PORTLAND, OR 97225
P: 248.447.2000
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SCALE: AS NOTED
PROJECT MANAGER: BRADY BERRY, PE
PROJECT ENGINEER: BRADY BERRY, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 09/13/2024

NO	DATE	BY

REVISIONS

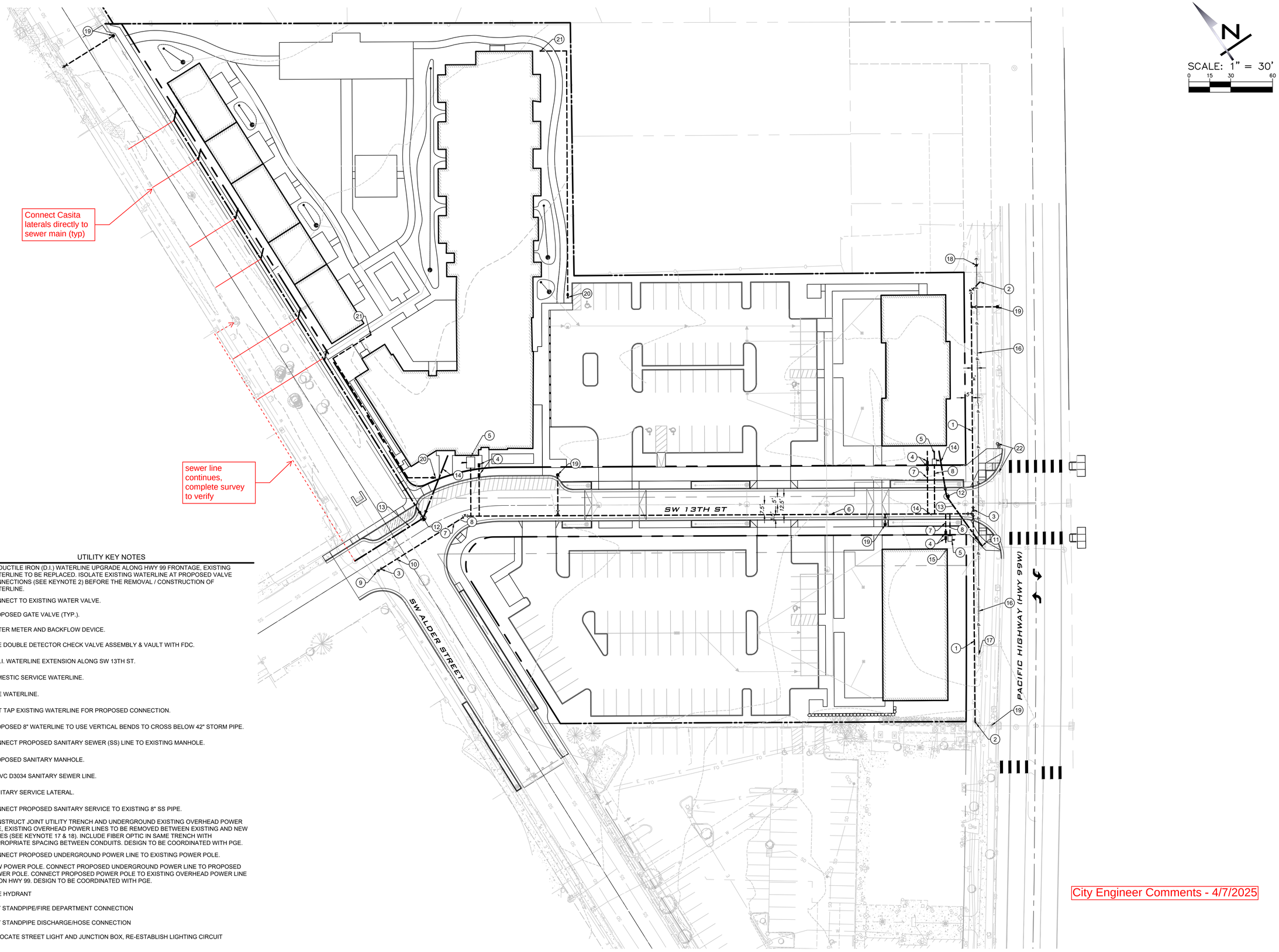
PRELIMINARY GRADING & DRAINAGE

DUNDEE HOTEL

TYPE II - SITE DESIGN REVIEW - ALT 1

CITY OF DUNDEE OREGON

JOB NUMBER: 23003105
SHEET NAME: C200
SHT 4 OF 5



SCALE: 1" = 30'

0 15 30 60

UTILITY KEY NOTES

1. 10" DUCTILE IRON (D.I.) WATERLINE UPGRADE ALONG HWY 99 FRONTAGE, EXISTING WATERLINE TO BE REPLACED. ISOLATE EXISTING WATERLINE AT PROPOSED VALVE CONNECTIONS (SEE KEYNOTE 2) BEFORE THE REMOVAL / CONSTRUCTION OF WATERLINE.
2. CONNECT TO EXISTING WATER VALVE.
3. PROPOSED GATE VALVE (TYP.).
4. WATER METER AND BACKFLOW DEVICE.
5. FIRE DOUBLE DETECTOR CHECK VALVE ASSEMBLY & VAULT WITH FDC.
6. 8" D.I. WATERLINE EXTENSION ALONG SW 13TH ST.
7. DOMESTIC SERVICE WATERLINE.
8. FIRE WATERLINE.
9. WET TAP EXISTING WATERLINE FOR PROPOSED CONNECTION.
10. PROPOSED 8" WATERLINE TO USE VERTICAL BENDS TO CROSS BELOW 42" STORM PIPE.
11. CONNECT PROPOSED SANITARY SEWER (SS) LINE TO EXISTING MANHOLE.
12. PROPOSED SANITARY MANHOLE.
13. 8" PVC D3034 SANITARY SEWER LINE.
14. SANITARY SERVICE LATERAL.
15. CONNECT PROPOSED SANITARY SERVICE TO EXISTING 8" SS PIPE.
16. CONSTRUCT JOINT UTILITY TRENCH AND UNDERGROUND EXISTING OVERHEAD POWER LINE, EXISTING OVERHEAD POWER LINES TO BE REMOVED BETWEEN EXISTING AND NEW POLES (SEE KEYNOTE 17 & 18). INCLUDE FIBER OPTIC IN SAME TRENCH WITH APPROPRIATE SPACING BETWEEN CONDUITS. DESIGN TO BE COORDINATED WITH PGE.
17. CONNECT PROPOSED UNDERGROUND POWER LINE TO EXISTING POWER POLE.
18. NEW POWER POLE. CONNECT PROPOSED UNDERGROUND POWER LINE TO PROPOSED POWER POLE. CONNECT PROPOSED POWER POLE TO EXISTING OVERHEAD POWER LINE (N) ON HWY 99. DESIGN TO BE COORDINATED WITH PGE.
19. FIRE HYDRANT
20. DRY STANDPIPE/FIRE DEPARTMENT CONNECTION
21. DRY STANDPIPE DISCHARGE/HOSE CONNECTION
22. RELOCATE STREET LIGHT AND JUNCTION BOX, RE-ESTABLISH LIGHTING CIRCUIT

City Engineer Comments - 4/7/2025

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SCALE: AS NOTED
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PROJECT ENGINEER: BRADY BERRY, PE
DESIGNER: BRIAN DENNEY
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NO	DATE	BY	REVISIONS

PRELIMINARY UTILITY PLAN

DUNDEE HOTEL

TYPE II - SITE DESIGN REVIEW - ALT 1

CITY OF DUNDEE OREGON

JOB NUMBER: 23003105
SHEET NAME: C300
SHT 5 OF 5